

July 12, 2007
Public Hearing
Road Vacation

Public hearing began at 6:37 p.m.

Present: Bill Muse, Mayor; Wendell Roundy, Gladys LeFevre, Pete Schaus, Councilmembers; Judi Davis, Clerk; Donna Jean Wilson, Randy and Shelly Ripplinger, Kay and Larry Ripplinger, Dick and Connie Reid, Joe Parker, Colleen Thompson, Clifford Fuller, Cookie Schaus, Ken Platt.

The public hearing was held to receive public input on a proposal to vacate C Street west of Highway 12 and First East Street between B and C Streets.

C Street West of Highway 12

Joe: The road is an existing right of way to access the Boulder Creek canyon. He feels the owner is trying to keep people from accessing the canyon and is using the vacation of this road as leverage.

Clarification: the actual platted road is only a short portion of the road that is (and has been for years) used. (Denise Olson came.)

Ken: South Central Communications has cable on the road but will maintain an easement.

Joe: The road goes all the way to Ostlers. Mr. Ostler asked Joe to pass on his preference that the road not be closed.

As is the case with several roads within Town limits, this road is public by right of use.

Joe: Doesn't want the Town to give in, but to maintain the access so people can use the creek.

Wendell: This road was the only access to the old Haws place.

First East between B and C Streets

Bill: Feels it would be a mistake to vacate it.

Donna: Closure would landlock a piece of her property.

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Kay: Think of the future. What would be the purpose of closure?

There was no other public comment, so the public hearing was closed.

The hearing closed at 6:55 p.m.

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Meeting began at 6:55 p.m.

Present: Bill Muse, Mayor; Wendell Roundy, Gladys LeFevre, Pete Schaus, Councilmembers; Judi Davis, Clerk; Donna Jean Wilson, Randy and Shelly Ripplinger, Kay and Larry Ripplinger, Dick and Connie Reid, Joe Parker, Colleen Thompson, Clifford Fuller, Cookie Schaus, Denise Olson, Naomi Brems, Jen Castle, Marci Milligan, Cindy Butcher.

Pledge of allegiance

Pete made a motion the minutes of the meeting held July 5 be approved. Wendell seconded the motion. The vote was unanimous.

Wendell made a motion the Council adjourn to executive session to discuss personnel. Gladys seconded the motion. The vote was: Aye - Wendell Roundy, Gladys LeFevre, Bill Muse, Pete Schaus. The Council adjourned to executive session at 6:58 p.m.

At 7:03 p.m. Gladys made a motion the Council resume open meeting. Wendell seconded the motion. The vote was unanimous.

The Mayor presented the name of Randy Ripplinger to be appointed to fill the Council seat vacated by Tim Clarke until newly elected officials take their seats in January. The Council unanimously approved the appointment. He will be sworn in next month.

The Planning Commission recommended approval of the YO Subdivision, and the Town Council reviewed the preliminary plat and all other materials at their regular meeting last week; however, there was not a quorum to vote on its approval. Gladys is not comfortable with covenants, as she understands a new buyer of the covenant can change it. The Town was included on the plat as a party who could refuse to change the covenant in order to prevent that happening. There was discussion on the developability of the small lot. Wendell made a motion that we approve the plat of the YO Subdivision. Gladys seconded the motion, but she is concerned that Clifford Fuller had much stricter requirements on his subdivision and is going to find out why this was the case. The vote was as follows: Aye - Wendell, Gladys, Bill. Abstain - Pete.

The road vacations were presented for discussion and vote. Gladys doesn't think we need to vacate any of them. Connie asked if we could vacate First West Street between their two lots. Any other lots would still be accessible from the south, and they don't want ATV traffic between their lots. Pete made a motion we vacate First West Street from E Street south 310'. Gladys seconded the motion. The vote was unanimous.

Joe asked whether the Town gets involved if a property owner closes off a public road. That would be a matter to take up with our attorney if it happens. (Dennis Bertucci came.)

First East Street between B and C Streets will not be closed, but we need to make the access to B Street safer. Wendell will work with Farlan to see if they can come up with a solution. (Bob Brems came.)

Marci Milligan representing the Lotus Community Development Institute, gave a presentation on the Utah Workforce Housing Initiative, a program which funded the down payment on the employee housing purchased by the owners of Hell's Backbone Grill. She left with us a handout describing their program. With her was Cindy Butcher, Vice President of Morgan Stanley Bank in Salt Lake. (Sergio Femenias and Peg Smith came.) Their program will help us do what we want to do, rather than telling us what we should do.

Boulder is one of the five pilot and priority communities in their program. We were chosen partly because we have already asked for help with planning, showing that we are proactive in our planning process. If we want assistance, we've been selected; if we don't, we can ask them to leave. All the participants in the program know we are one of the team members. Their goal is to bring resources together and help communities with money from many sources. The workings of their program were described. They can help us look for grants and low-interest loans.

They would like a letter from us to the bank expressing our thanks for the project and telling of the value it was for the community in providing for the great need for workforce housing. This would let the lending institutions know of the community's support and appreciation. Gladys made a motion the clerk write a letter of thanks. Pete seconded it. The vote was unanimous. Not only can they provide many sources of funding, they can provide technical assistance and community education. Marci asked us to vote whether we want to participate and send a confirmation letter for their files so they can justify asking for additional resources for the program. Gladys made a motion that Boulder is willing to be a pilot city for the Utah Workforce Housing Initiative program and that we have the clerk write a letter acknowledging that. Wendell seconded the motion. The vote was unanimous.

They would like to set up some meetings in September or October to which she could bring a panel of seven or eight resource people. Cindy stressed that one of the amenities of the Town participating in the program is that it includes all the government agencies, as they are all aware of this program. It's an opportunity for us to have all these additional resources at no cost to us—they will direct them to us so we don't have to go find them. Because we are part of the program, they will want to help us over some other communities. We are in a priority position to receive resources and help. There are banks along the Wasatch Front who have been looking for rural communities who need

help in providing low-income housing for people who work in the towns.

Colleen thanked these ladies for their help with the employee housing project and expressed appreciation to the Town Council for their approval.

The Town's computer is old and not capable of supporting a website. Gladys made a motion we get a new computer. Wendell seconded the motion. We will try to find someone who could use the old one. The vote was unanimous.

Gladys made a motion the meeting adjourn. Pete seconded the motion. The vote was unanimous.

The meeting adjourned at 8:04 p.m.

Minutes prepared by Judith Davis, Town Clerk

Approved by Bill Muse, Mayor